

April 7, 1955

MEMORANDUM TO: National Capital Planning Commission

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SUBJECT : Report on CIA Application for Development of Site near Langley, Virginia

1. Your special committee has reviewed the proposal to locate CIA headquarters on a portion of the Public Roads tract near Langley Corners, Virginia.

2. The future impact of the development upon adjacent areas and services has been reviewed with representatives of the Regional Planning Council. The radical change in character of land use and future development in the area due to this impact will tax the resources of the local authority to the utmost and it will not be possible for them to assume any additional costs due to water, sewage and roads that will be necessary solely to serve the CIA installation. Consequently, it will be necessary for the CIA to be prepared to assume these costs if the development is placed there.

3. The road needs will include:

(1) Provision for a four-lane bridge in the Chain Bridge area either by new construction or widening the present bridge.

(2) Provision for additional lanes on Canal Road at least from Weaver Place to Chain Bridge.

(3) Additional lanes on the present state road from Chain Bridge to the CIA entrance.

(4) Construction of the George Washington Parkway from Spout Run to the Public Roads Research Station, including some additional right-of-way cost due to the rise in land costs which would follow the adoption of the site by the CIA.

(5) Improvement of Weaver Place at least from Canal Road to MacArthur Boulevard.

4. The CIA proposes to obtain water from the Falls Church supply which is presently carried across Chain Bridge by arrangement with Arlington County. Falls Church has arranged with the Army to construct a pipe in the dam which the Army is about to build at Little Falls across the Potomac. It is then contemplated that when Arlington County is no longer

able to furnish Falls Church from the pipe line across Chain Bridge Falls Church would be required to construct a pipe line on the Virginia shore from the site of the dam to connect with their present pipe line leading from Chain Bridge to Falls Church. The CIA development will impose an additional burden upon the supply of water being carried across Chain Bridge and will undoubtedly make it necessary for this above-mentioned pipe line along the Virginia shore to be constructed at an earlier date than would otherwise be necessary.

5. The tentative proposal of the CIA was to dump their sewage into a county main which is proposed to be built along Pimmit Run. The financing of this proposed main is by a revenue bond issue. The first stage of construction is proposed to serve [] persons. Any additional sewage load imposed by the CIA development might change the character of this outfall sewer and the disposal plant necessary to serve it.

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6. The special committee has seen Colonel White's letter of April 4 addressed to the Chairman of the National Capital Planning Commission. It has concluded that the new issues raised by this letter should be referred directly to the Commission by the staff.

7. Although this special committee was empowered to act for the Commission, a change of plans has lifted the urgency for action. The committee is accordingly submitting a recommendation to the Commission, as follows:

RECOMMENDATION: That the CIA application to use a site near Langley, Virginia be approved with the understanding that this development will require Federal assumption of collateral costs to make the installation operable and that a radical change of land use in the area will be entailed.

SIGNED

Colonel T. A. Lane, Chairman

SIGNED

Harold J. Spelman

SIGNED

Leon Eack